

## PROFFER FUND

Developer contributions, known as proffers, remain a source of funding for capital facilities. Proffers are typically cash amounts, dedicated land, and/or in-kind services that are voluntarily granted to the County by the development community to partially offset the future capital facility costs associated with specific land developments. Proffers contributions are typically gained for rezonings (changes in the use of land) that result in land use patterns that may generate significant capital facility costs. For example, if a developer is awarded a rezoning that changes the use of land parcels from commercial to residential use, housing units will more than likely be constructed on the parcels in the future. The new residential units will generate the need for County services and capital facilities such as schools, parks, libraries and other facilities. Therefore, the development community offers contributions to help offset these future capital costs. The County maintains an inventory of all forms of proffers. Cash proffers accrue to the Public Facilities Trust Fund.

The General Accounting Standards Board issued a new account-reporting standard for local governments (GASB34), and since FY 02, the County is required to budget proffer funds and report them in the County's Annual Financial Report. In the past, proffers have been reported as transfers from the Public Facilities Trust Fund to a particular capital project. The County began to budget appropriated proffers in FY 03 in a Proffer Fund. Land proffers are budgeted at a pre-zoned assessed value with the final value of the land proffer established at the time of conveyance. In-kind proffers are budgeted at an estimated value based on current construction market trends. The value of the in-kind asset will be verified at the time the work is completed. In the FY 05 – FY 10 Proposed Capital Plan, two percent of the total CIP's projected expenditures are from a combination of cash or land proffers totaling \$18.6 million over the six-year plan. The cash proffers are budgeted in the Proffer Fund and shown as transfers in the adopted capital project fund.

### History of the Proffer Fund:

In FY 03, \$1.1 million in cash proffers were adopted to finance the purchase of six MH/MR/SA townhouses/condos to serve mental health customers; \$450,000 in cash proffers were adopted to construct the final phase of the Loudoun Heritage Farm Museum project; and \$6.8 million in land proffers were adopted for two high school sites. During the FY 04 budget deliberations, the Board of Supervisors took action to defer the purchase of four MH/MR/SA townhouses/condos previously scheduled for FY 03. The FY 03 appropriation was reduced to \$500,000 to purchase two facilities in FY 04. The remaining two facilities were deferred to the FY 05 budget cycle.

### FY 05 Proffer Fund \$14,345,000

The following proffers were adopted to finance the FY 05 capital plan:

#### Transportation Proffers \$5,270,000

##### Atlantic Boulevard \$425,000

Allied Plaza	SPEX19970025	\$ 34,148
Guilford Station Bus	ZMAP19930006	\$152,395
Steeplechase IP (2)	SPEX19860053	\$238,457

##### Pacific Boulevard \$286,400

America Online	SPEX19970008	\$198,262
Loudoun Pointe	SPEX19870013	\$ 23,270
Loudoun Gateway	SBRD19880036	\$ 64,868

##### Davis Drive \$154,000

Sterling IP S1L6	SPEX19870007	\$66,404	Latter Day Saints	SPEX19870030	\$ 8,297
Sweetwater Car Wash	SPEX19880059	\$16,303	F&M Bank	SPEX 19870031	\$ 62,996

##### Rt. 15 South Woodlea \$113,600: (Cross Over, Two Left Turn Lanes & One Right Turn Lane)

Woodlea Manor	SBPR19870036	\$113,600
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##### Shellhorn Road \$3,955,000: (Beaverdam Run Crossing/4 Land Configuration)

Ashburn Village	ZMAP19840007	\$1,203,871	Ashburn Farm	ZMAP19850015	\$183,503
Ashleigh	ZMAP19860032	\$ 2,083	Swarthout	ZMAP19870032	\$106,444
Ryans Corner	ZMAP19890035	\$ 362,771	Dulles Parkway	ZMAP19890038	\$465,038
Courts of Ashburn	ZMAP19890039	\$ 452,815	Toll Road Plaza	ZMAP19900008	\$463,904
Ashburn Run	ZMAP19940013	\$ 94,024	Ryans Ridge	ZMAP19940016	\$128,726
Sisler	ZMAP19990012	\$ 2,093	Silo Creek	ZMAP19990021	\$489,728

##### Eastern Sterling District Improvements \$336,000: (Trail connections, bus shelter, traffic flow improvements)

Chatham Green	ZMAP19870036	\$202,453
Chatham Glen	ZMAP19890019	\$131,185
Five Oaks	ZMAP19880044	\$ 2,362

## PROFFER FUND

### Capital Facility Proffers \$9,075,000

#### Claude Moore Park Recreation Center

Ashburn Village	ZCPA19930002	\$ 631	Beard	ZMAP19910007	\$ 26,754
Ashburn Center	ZMAP19910001	\$1,027,306	Church Rd. Mews	ZMAP 19890013	\$ 20,691
Brockman	ZMAP19980012	\$ 63,366	Dominion Station	ZCPA19930005	\$ 12,091
Cascades	ZMAP19860051	\$ 102,916	Dominion Station	ZCPA19930006	\$ 32,539
Cascades-Lowes Is.	ZMAP19990009	\$ 254,250	Dulles Twn. Ctr.	ZMAP19900014	\$ 381,053
Loudoun Village	ZMAP19900022	\$ 544,508	Groveswood	ZMAP19910010	\$ 180,987
Potomac Lakes	ZMAP19860013	\$ 2,684	Guilford Crossing	ZMAP19990017	\$ 89,238
Potomac Lakes	ZCPA19960004	\$ 222,522	Lewis Property	ZMAP19930007	\$ 39,047
Richland Forest	ZMAP19940014	\$ 56,259	Oakgrove	ZMAP19980006	\$ 455,724
Rt. 7 Partners	ZMAP19950013	\$ 5,508	Old Sterling Gables	ZCPA19920010	\$ 3,685
South Bank	ZMAP19950007	\$ 133,784	Peace Plantation	ZMAP19930003	\$ 280,100
Steinberg Lorey	ZMAP19980013	\$ 197,245	Thompson	ZMAP 19960002	\$ 102,112
Total:		\$4,235,000			

#### Edgar Tillett Memorial Park

Belmont	ZMAP19960003	\$ 272,043
Belmont Forest	ZCPA19930006	\$ 659,818
Belmont Glen	RZPA19990001	\$ 42,347
Loudoun Pkwy. .	ZMAP19900016	\$ 350,277
Ryan Park Center	ZMAP19950010	\$ 18,199
Trask	ZMAP19990024	\$ 142,648
Warner	ZCPA19920001	\$ 6,442
Waxpool Village	ZMAP19960013	\$ 8,226
Total:		\$1,500,000

#### MH Townhouses

Northlake	ZMAP 19960011	\$ 165,000
Loudoun Pky. Ctr.	ZMAP 19900015	\$ 300,000
Ryan Park Center	ZMAP 19950010	\$ 115,000
Wortman Property	ZMAP 19940003	\$ 20,000
Total:		\$ 600,000

#### MH/MR/SA Supported Living Residence #2

Brambleton	ZMAP19930005	\$ 695,000
Brambleton	ZMAP19930005	\$ 20,000
Total:		\$ 715,000

### **FY 06 Proposed Proffer Appropriations:**

#### MH Townhouses

Belmont Forest	ZCPA 19930006	\$370,000
Toll Road Plaza	ZMAP 19900008	\$250,000
Ashleigh	ZMAP 19860047	\$180,000
		\$800,000

#### Broadlands Fire & Rescue Station

Ashbrook	ZMAP 19940012	\$ 225,910
Ashburn Run	ZMAP 19940013	\$ 154,485
Ashburn Square	ZMAP 19990015	\$ 86,070
Carter's Grove	ZMAP 19950001	\$ 28,250
Collier Property	ZMAP 19880039	\$ 12,310
Courts of Ashburn	ZMAP 19890039	\$ 55,600
Ridges at Ashburn	ZMAP 19930002	\$ 447,375
Total:		\$1,010,000

#### MH/MR/SA Supported Living Residence #3

Stone Ridge	ZMAP19940017	\$ 695,000
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#### ES-9 Brambleton Area Elementary School

Brambleton	ZMAP19930005	\$ 320,000
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#### Ashburn Village Boulevard

Ashburn Village	ZMAP 19840007	\$1,257,325
Ashbrook	ZMAP 19940012	\$ 662,675
		\$1,920,000

### **Proffer Appropriations:**

	Cash Proffers	Land Proffers	In-Kind Proffers	FY 05 Total
<b>FY 05</b>	<b>\$12,615,000</b>	<b>\$320,000</b>	<b>\$1,410,000</b>	<b>\$14,345,000</b>
<b>FY 06</b>	<b>\$ 2,720,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 2,720,000</b>